

TITLE 14. ZONING AND PLANNINGCHAPTER 14-1400. PARKING AND LOADING FACILITIES

CHAPTER 14-1400. PARKING AND LOADING FACILITIES

§ 14-1401. General Provisions. [346](#)

(1) Definition of the Word "Erected". The word "erected", as used in connection with any required off-street parking or loading, shall be construed to refer only to such structures as may be entirely newly-erected after the effective date of this provision, except for the following: [347](#)

(a) An existing building in any commercial district or industrial district which is altered or converted to contain a dance hall, night club or restaurant in the areas of the City specified in Section [14-212\(1\)](#);

(b) All subsequent additions or alterations to structures which existed on the effective date of this provision;

(c) The 90% demolition, destruction or condemnation, as set forth in Section [14-104\(6\)](#) of this Title; and

(d) When an individual district or district rules and exceptions have parking requirements regarding parking for existing buildings, for the erection of any building or structure, for the extension of any building or structure, or for the subdivision of land into two (2) or more parcels, the provisions of the individual district shall take precedent over this Section.

(2) *Parking and Loading Requirements in the Individual Districts.* When an individual zoning district or the rules and exceptions for the various zoning districts contained herein contain parking and/or loading requirements that are different than the requirements of this Chapter, the requirements in the individual district shall take precedent over this Chapter. When the individual zoning district does not contain its own requirements, or does not deal with parking and loading requirements contained in this Chapter, then this Chapter shall take precedent. [348](#)

(3) *Parking for Persons with Disabilities.* [349](#) Where parking is provided, accessible parking spaces complying with CABO/ANSI A117.1 shall be provided in compliance with the following table:

Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 5	1 ^a
6 to 25	1

26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
210 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
more than 1,000	20 plus one for each 100 over 1,000

Note a. The accessible space shall be provided but is not required to be designated as reserved for physically disabled.

Exceptions:

1. *Dwellings.* One- and two-family dwellings.

2. *Multiple Dwellings.* Two percent of parking spaces provided for multiple dwellings which are required to have accessible/adaptable dwelling units shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

3. *Medical Facilities.* Ten percent of parking spaces provided for medial outpatient facilities shall be accessible. Twenty percent of parking spaces provided for medical facilities that specialize in treatment or services for persons with mobility impairments shall be accessible.

(a) *Van spaces.* For every eight or fraction of eight accessible parking spaces, at least one shall be a van-accessible parking space complying with CABO/ANSI A117.1.

(b) *Location.* Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

Exception: In multilevel parking structures, van-accessible parking spaces shall be permitted on one level.

(c) *Signs.* Designated accessible spaces shall be provided with vertical signage. The sign shall conform to the "Manual on Uniform Traffic Control Devices" as published by the U.S. Government Printing Office. Accessible parking spaces shall also be equipped with the "Reserved Parking Penalties Sign" in accordance with the Pennsylvania Traffic Engineering provisions for Sign R7-8B as required by PA Act 174-1993.

§ 14-1402. Parking in Residential Districts.

(1) Provision for Parking.

(a) With every one-family and duplex dwelling erected in any Residential District after the effective date of this ordinance, there shall be provided on the same lot an area or garage containing one parking space for each family, with adequate access to a street or driveway connecting with a street, for the use of the occupants of the dwelling, except where four or less new dwelling units are constructed in "R-9" Residential, "R-9A" Residential, "R-10" and "R-10A" Residential Districts adjacent to an within a row of existing attached dwellings where the proposed dwellings do not have access to a rear street or driveway and where the adjacent dwellings do not contain parking on the lots, in which case a Zoning Board of Adjustment Certificate shall be required in order to provide any off-street parking. [350](#)

(b) With every multiple dwelling or hotel erected in any residential district and altered or converted in "R-17" and "R-18" Residential Districts after the effective date of this ordinance, there shall be provided on the same lot an area or garage containing parking spaces with adequate access to a street or driveway connecting to a street, for the use of the occupants of the dwelling. [351](#)

(c) For existing one-family and duplex dwellings in R-9, R-9A, R-10 and R-10A districts, where the adjacent dwellings do not contain parking on the lots, a Zoning Board of Adjustment Certificate shall be required in order to provide any off street parking. [352](#)

(2) Number of Spaces Required. For all dwellings one space for each family, except as follows: [353](#)

(a) For dwellings containing twenty-five or more families:

(.1) Within the area bounded by Seventh street, Spruce street, Twentieth street and Vine street: One space for two families;

(.2) Within the area bounded by the Delaware River, South street, the Schuylkill River and Spring Garden street, but excluding therefrom the area in (.1) above: Seven spaces per ten families;

(.3) Which are built, designed, and intended to be occupied solely by senior citizens (buildings where occupancy is restricted by age to those 62 years of age or older), and/or handicapped adults, including but not limited to elderly apartment houses, retirement apartments, and retirement villages, shall provide three parking spaces for every ten dwelling units; and, provided further, that the number of parking spaces may be reduced to two parking spaces for every ten dwelling units if a Zoning Board or Adjustment Certificate is obtained. [354](#)

(.4) Within the area bounded by North Broad Street, Fairmount Avenue, North 13th Street, Wallace Street and Ridge Avenue: seven spaces per ten families. [354.1](#)

(3) Type of Parking Required. Such parking spaces may be in:

(a) An accessory private dwelling garage structure, which shall be considered as part of the occupied area of lot; and/or

(b) An open-air area which shall not be considered as part of the occupied area of the lot.

(c) Provided, that nothing in this Section shall be interpreted as allowing the construction of an above

ground garage or a parking lot in the "RC-4" Residential District in areas of the City where a Special Use Permit is required or in areas of the City where such uses are prohibited. [355](#)

(4) Area Per Parking Spaces. [356](#)

(a) The minimum dimensions of each individual parking space shall not be less than eight and one-half (8 1/2) feet by eighteen (18) feet, provided:

(.1) For structures which are built, designed, and intended to be occupied by senior citizens (buildings where occupancy is restricted by age to those sixty-two (62) years of age or older), and for handicapped adults, including but not limited to, elderly apartment houses, retirement apartments, and retirement villages, the minimum dimensions of each individual parking space shall be not less than ten feet by eighteen feet;

(.2) For parking facilities which contain twenty-five or more parking spaces, no more than twenty-five percent (25%) of the parking spaces may be not less than eight feet by sixteen feet; provided, that such spaces are each clearly designated to be limited to use by compact and/or subcompact automobiles. [357](#)

(5) Location of Parking. Parking structures which are attached to the building in any district shall be governed by the same provisions as the building itself. Open-air parking and parking in detached garage structures shall be governed by the provisions set forth below:

(a) One-Family and Duplex Dwellings.

(.1) Nothing in this Chapter shall prohibit the erection of a one-story accessory private dwelling garage structure (not exceeding 15 feet in height) in any part of a rear yard; provided, that the permitted occupied area of the lot is not exceeded; [358](#)

(.a) After the effective date of the Ordinance that enacted this subsection, any newly erected private dwelling garage shall maintain a minimum set-back of 3 feet between the garage and any property line;

(.b) After the effective date of the Ordinance that enacted this subsection, any newly erected private dwelling garage shall not exceed a maximum height of 10 feet (measured at the highest point of the garage) for garages with flat roofs or shed roofs and 15 feet (measured at the highest point of the garage) for garages with gable, hip or gambrel roofs;

(.2) Where open air parking is provided:

(.a) To the rear of the building, it shall be located behind the minimum depth and area required for the rear yard;

(.b) To the side of the building, the required side yard shall be maintained between such open-air parking and the property line; [359](#)

(.c) In front of the building, it shall be behind the required building set-back line.

(b) Multiple Family Dwellings, except conversions in R-17 and R-18 Residential Districts.

(.1) When open-air parking is provided:

(.a) To the rear of the building, it shall be located behind the minimum depth and area required for the rear yard;

(.b) To the side of the building, there shall be the required minimum side yard between such open-air parking and any structure;

(.c) In front of the building, it shall be behind the required building set-back line;

(.2) Where parking is provided in a detached garage structure:

(a) To the rear of the building, it shall be located behind the minimum depth and area required for the rear yard;

(b) To the side of the building, there shall be the required minimum open court between such garage structure and any other structure, and the required minimum side yard between such garage structure and the lot line;

(c) In front of the building, it shall be behind the required building set-back line;

(.3) Open-air parking and parking in a detached or attached garage structure shall comply with the screening requirements set forth in § [14-1402\(9\)](#). [360](#)

(c) Conversion in "R-17" and "R-18" Residential Districts only.

(.1) Open-air parking may occupy any part of a side or rear yard, and need not be any required distance from any structure;

(.2) Parking in a detached garage structure shall be governed by the provisions of paragraph (b)(.2) above.

(d) Parking for non-residential uses permitted in certain Residential Districts. [361](#)

(.1) When open-air parking or parking in a detached garage is provided;

(a) To the rear of the building, it shall be located between the building and the required rear yard;

(b) To the side of the building, it shall be located between the building and the required side yard;

(c) In the front of the building, all parking spaces and aisles shall be located behind the required building set-back line;

(d) Landscaping and screening as required in § [14-1402\(9\)](#) may be placed in the required rear and side yards; further provided, that when the minimum side or rear yard required is of a dimension which is less than the required dimensions in § [14-1402\(9\)](#), the requirements of § [14-1402\(9\)](#) shall be met.

(6) Open-Air Parking Provisions. Where parking spaces are in an open-air area, the open-air parking area shall: [362](#)

(a) In the case of parking areas for all dwellings:

(.1) Be situated on ground which does not contain any grades in excess of 10%; namely, changes of grade of one foot for each 10 feet;

(b) In the case of parking areas for all multiple dwellings:

(.1) Comply with the provisions of subparagraph (a) above;

(.2) Be paved with a hard top surface of cement concrete, bituminous concrete, or asphalt, including all accessways and/or driveways from the street;

(.3) Where more than three motor vehicles are to be parked, comply with the applicable provisions of Section [9-601](#) of The Philadelphia Code, and a Certificate of Approval issued by the Department of Streets, said Certificate to become part of the zoning application;

(c) In the case of parking areas for buildings containing ten (10) or more families or non-residential uses required to provide ten (10) or more off-street parking area spaces:

(.1) Comply with the provisions of subparagraphs (a) and (b) above;

(.2) Be provided with adequate lighting facilities for use at night, which lights shall be focused so as to prevent glare on surrounding dwelling units;

(.3) Contain permanent, substantial barriers around the area, for the protection of surrounding buildings and pedestrians, constructed of metal or masonry. If constructed of masonry, the wall shall be not less than two feet above the ground, and if constructed of metal or masonry posts, the posts shall be not less than four inches nor more than six inches in diameter, placed not more than five feet apart, nor less than 30 inches above the ground and connected by metal pipes, rods, fencing or chains;

(.4) Comply with the requirements for aisles, driveways, pedestrian walkways, landscaping, screening, and lighting set forth in § [14-1402](#)(9).

(7) *Non-residential Uses in Certain Residential Districts.* Parking spaces in accordance with the requirements of this Chapter shall be provided for permitted non-residential uses erected or extended after the effective date of this ordinance in accordance with the following schedule, and subject to the provision that parking required for extensions or additions shall be computed with respect to the extended or added portion only:

(a) Auditoriums, theaters, churches, sports facilities and other places of assembly open to the public operated as, or in connection with, any permitted non-residential use: One parking space per ten seating spaces;

(b) Rest or convalescent homes, including homes for the aged or infirm: One parking space per 10 permanent beds in such home;

(c) All other permitted non-residential structures or uses in Residential Districts, and portions of buildings listed in subparagraph (a) above, which are not places of public assembly: One parking space for 1,000 square feet of gross floor area of the building; provided, that requirements shall be rounded to the nearest whole number of spaces, with one-half or more being considered to require one additional space.

(8) *Parking as a Principal Use.* [363](#)

(a) Except as provided for below, parking of motor vehicles as a main or principal use shall not be permitted in any Residential District. Parking of motor vehicles under no circumstances shall constitute a reason for permitting the erection of a public garage or other building nor for the establishment of a trailer camp or the institution of any other use.

(b) Nothing in this Title shall prohibit the parking of motor vehicles as the main or principal use of a lot situated in a residential district when:

(.1) the lot which is intended to be used for parking is owned by an adjacent property owner and will be used solely and exclusively for private parking of passenger motor vehicles belonging to the resident of the adjacent property;

(.2) the adjacent property contains an occupied single family dwelling; and

(.3) the lot and parking of vehicles conforms with the applicable provisions contained in Section [14-1402](#) of the Zoning and Planning Code and any other related provisions of The Philadelphia Code or rules and regulations promulgated thereunder.

(c) For the purposes of this subsection, the term "adjacent property" shall be construed to include adjoining lots which are separated by alleys, driveways or similar kinds of passageways.

(d) The Department is hereby authorized to promulgate such rules and regulations as are necessary and appropriate for the implementation of this subsection.

(9) *Driveways, Aisles, Walkways, Screening, Landscaping and Lighting.* [364](#)

(a) Parking facilities accessory to multi-family buildings and permitted non-residential uses shall

comply with the following requirements:

(.1) *Driveways and Aisles*. An additional area of the parking lot or parking garage equal to not less than twenty-five percent (25%) of the total area of the lot or garage shall be provided for access driveways and aisles, except that this requirement shall not apply in connection with a mechanical-access parking garage, as defined in Section 406.3.2 of The Philadelphia Building Code. [365](#)

(.2) *Walkways*. Where a parking lot containing over twenty-five (25) spaces or a portion of a parking lot where such portion contains over twenty-five (25) spaces is located between a building and a public street, a pedestrian walkway of at least four feet in width shall be provided in accordance with the following requirements:

- (a) The walkway shall be located within or along the edge of the parking lot;
- (b) The walkway shall connect the street and the building;
- (c) One such pedestrian walkway shall be provided for each three hundred feet of street frontage along a street; and
- (d) Where a walkway crosses a driveway or aisle, the driveway and/or aisle shall be clearly marked and signed so as to indicate the location of the walkway and to require vehicles to stop for individuals using the walkway.

(.3) *Screening Along Residential Lot Lines*. Where a parking lot, parking garage, drive-way or aisle is located between a building and a Residential District, or is located so that there is not a building or portion of a building between the parking lot, parking garage, driveway or aisle, a planted buffer at least six feet wide and six feet high shall be installed and maintained between the parking lot, parking garage, driveway or aisle and the Residential District in accordance with the following requirements:

- (a) The planted buffer shall be installed along the entire edge of the lot line where it abuts the lot line of the Residential District;
- (b) Where a parking lot, parking garage, driveway or aisle is located between a building and a Residential District along two (2) or more lot lines, a planted buffer shall be installed along the entire edge of each lot line which abuts the lot line of a Residential District;
- (c) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;
- (d) The type of plant material shall be selected from a list of types, sizes of species of plants, and numbers of plants that are appropriate to achieve adequate screening and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;
- (e) The planted buffer may be located within the required side and rear yards;
- (f) The required screening shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and
- (g) Where any individual district contains screening requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.4) *Screening Along Street Frontage*. Along the street line of all public streets whether or not a set-back is required, a landscaped area at least four feet wide and two feet high, shall be installed along the outward edge of the parking lot in accordance with the following requirements:

- (a) The landscaped area shall be installed along the entire street frontage of all streets, except where walkways and driveways connect to the public street;

(.b) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;

(.c) The type of plant material shall be selected from a list of types, sizes of species of plants, and numbers of plants that are appropriate to achieve adequate screening and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(.d) The landscaped area may be located within the required set-back;

(.e) The required landscaped area shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and

(.f) Where any individual district contains screening requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.5) *Landscaping*. All parking lots shall include landscaped areas in accordance with the following requirements:

(.a) In the required set-back a landscaped area at least equal to the required set-back, but in no case less than four feet wide, shall be installed along the outward edge of the parking lot, subject to the requirements of subparagraph (.4) above;

(.b) Within the parking lot, an additional area shall be provided for the installation and maintenance of landscaping. The total landscaping shall not be less than ten percent (10%) of the area of the parking lot, including all spaces, aisles and driveways, but excluding all walkways and screening required elsewhere herein;

(.c) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;

(.d) The type of plant material shall be selected from a list of types, sizes, species and numbers of plants that are appropriate to the environment in which they are to be installed and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(.e) The required landscaping may be located anywhere within or along the parking lot; provided, it shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and

(.f) Where any individual district contains landscaping requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.6) *Lighting*. All parking lots shall include lighting in accordance with the following requirements:

(.a) The lighting shall illuminate the entire parking lot and walkways with an overall minimum average level of illumination of not less than two (2) horizontal foot candles;

(.b) The illumination shall be maintained throughout the hours of darkness;

(.c) The illumination shall be focused upon the lot so as to prevent glare upon the surrounding areas; and

(.d) Where any individual district contains lighting requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

§ 14-1403. Parking in Commercial Districts.

(1) *Dwelling Units, Non-Residential Uses Permitted in Certain Residential Districts and Commercial Uses That Require Parking in Commercial Districts.* [366](#)

(a) Parking spaces for any newly-erected dwellings in Commercial Districts or any newly erected non-residential uses permitted in certain Residential Districts, which are erected in Commercial Districts after the effective date of this ordinance shall be in accordance with the requirements of § [14-1402](#).

(b) Accessory parking spaces required or provided in any commercial district or by Section [14-312](#) or Section [14-313](#) shall meet the requirements of that district or those Sections as well as the requirements contained in this Section. [367](#)

(2) *Types of Parking.* Parking spaces provided in a Commercial District may be in:

(a) A garage, which shall be considered as part of the occupied area of the lot; and/or

(b) An open-air area which shall not be considered as part of the occupied area of the lot.

(c) Provided, that nothing in this Section shall be interpreted as allowing the construction of an above ground garage or a parking lot in the "C-4" or "C-5" Commercial Districts in areas of the City where a Special Use Permit is required or in areas of the City where such uses are prohibited. [368](#)

(3) *Area of Parking Space.* [369](#)

(a) The minimum dimensions of each individual parking space in any Commercial District shall be not less than eight and one-half (8 1/2) feet by eighteen (18) feet; provided

(.1) For parking facilities which contain twenty-five (25) or more parking spaces, no more than twenty-five percent (25%) of the parking spaces may be not less than eight feet by sixteen feet; provided, that such spaces are each clearly designated to be limited to use by compact and/or subcompact automobiles. [370](#)

(4) *Open-Air Parking Provisions.* Where the parking spaces in any Commercial District are in an open-air area, the open-air parking area shall: [371](#)

(a) In the case of all parking areas:

(.1) Be situated on ground which does not contain any grades in excess of 10%, namely, changes of grade of one foot for each 10 feet.

(b) In cases where three (3) or more parking spaces are required or provided:

(.1) Comply with the provisions of subparagraph (a) above;

(.2) Comply with the applicable provisions of Section [9-601](#) of The Philadelphia Code, and a Certificate of Approval issued by the Department of Streets, said Certificate to become part of the zoning application;

(.3) Be paved with a hard top surface of cement concrete, bituminous concrete, or asphalt, including all accessways and/or driveways from the street;

(.4) Open-air parking shall comply with the screening requirements set forth in § [14-1403](#)(6).

(c) In cases where ten (10) or more parking spaces are required or provided:

(.1) Comply with the provisions of subparagraphs (a) and (b) above;

(.2) Be provided with adequate lighting facilities for use at night, which lights shall be focused so as to prevent glare on any dwelling;

(.3) Contain permanent, substantial barriers around the area, for the protection of surrounding buildings and pedestrians, constructed of metal or masonry. If constructed of masonry, the wall shall be not less than two feet above the ground, and if constructed of metal or masonry posts, the posts shall be not less than four inches nor more than six inches in diameter, placed not more than five feet apart, nor less than 30 inches above the ground and connected by metal pipes, rods, fencing or chains;

(.4) Comply with the requirements for aisles, driveways, pedestrian walkways, landscaping, screening, and lighting set forth in § [14-1403\(6\)](#).

(5) *Location of Parking.* Parking structures which are attached to the building in any Commercial District shall be governed by the same provisions as the building itself. Open-air parking and parking in detached garage structures shall be governed by the provisions set forth below: [372](#)

(a) When open-air parking or parking in a detached garage is provided:

(.1) To the rear of the building, it shall be located between the building and the required rear yard;

(.2) To the side of the building, it shall be located between the building and the required side yard;

(.3) In the front of the building, all parking spaces and aisles shall be located behind the required building set-back line;

(.4) Landscaping and screening as required in § [14-1403\(6\)](#) may be placed in the required rear and side yards; further provided, that when the minimum side or rear yard required is of a dimension which is less than the required dimensions in § [14-1403\(6\)](#), the requirements of § [14-1403\(6\)](#) shall be met.

(6) *Driveways, Aisles, Walkways, Screening, Landscaping and Lighting.* [373](#)

(a) Parking facilities accessory to multi-family buildings, permitted non-residential uses, and commercial buildings shall comply with the following requirements:

(.1) *Driveways and Aisles.* An additional area of the parking lot or parking garage equal to not less than twenty-five percent (25%) of the total area of the lot or garage shall be provided for access driveways and aisles, except that this requirement shall not apply in connection with a mechanical-access parking garage, as defined in Section 406.3.2 of The Philadelphia Building Code. [374](#)

(.2) *Walkways.* Where a parking lot containing over twenty-five (25) spaces or a portion of a parking lot where such portion contains over twenty-five (25) spaces is located between a building and a public street, a pedestrian walkway of at least four feet in width shall be provided in accordance with the following requirements:

(.a) The walkway shall be located within or along the edge of the parking lot;

(.b) The walkway shall connect the street and the building;

(.c) One such pedestrian walkway shall be provided for each three hundred feet of street frontage along a street; and

(.d) Where a walkway crosses a driveway or aisle, the driveway and/or aisle shall be clearly marked and signed so as to indicate the location of the walkway and to require vehicles to stop for individuals using the walkway.

(.3) *Screening Along Residential Lot Lines.* Where a parking lot, parking garage, driveway or aisle is located between a building and a Residential District, or is located so that there is not a building or portion of a building between the parking lot, parking garage, driveway or aisle, a planted buffer at least six feet wide and six feet high shall be installed and maintained between the parking lot, parking garage, driveway or aisle, and the Residential District in accordance with the following requirements:

(.a) The planted buffer shall be installed along the entire edge of the lot line where it abuts the lot line of the Residential District;

(.b) Where a parking lot, parking garage, driveway or aisle, is located between a building and a Residential District along two (2) or more lot lines, a planted buffer shall be installed along the entire edge of each lot line which abuts the lot line of a Residential District;

(.c) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;

(.d) The type of plant material shall be selected from a list of types, sizes of species of plants, and numbers of plants that are appropriate to achieve adequate screening and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(.e) The planted buffer may be located within the required side and rear yards;

(.f) The required screening shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and

(.g) Where any individual district contains screening requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.4) *Screening Along Street Frontage.* Along the street line of all public streets whether or not a set-back is required, a landscaped area at least four feet wide and two feet high, shall be installed along the outward edge of the parking lot in accordance with the following requirements:

(.a) The landscaped area shall be installed along the entire street frontage of all streets, except where walkways and driveways connect to the public street;

(.b) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;

(.c) The type of plant material shall be selected from a list of types, sizes of species of plants, and numbers of plants that are appropriate to achieve adequate screening and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(.d) The landscaped area may be located within the required set-back;

(.e) The required landscaped area shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and

(.f) Where any individual district contains screening requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.5) *Landscaping.* All parking lots shall include landscaped areas in accordance with the following requirements:

(.a) In the required set-back, or along the street line of a public street where a set-back is not required, a landscaped area at least equal to the required set-back, but in no case less than four feet wide, shall be installed along the outward edge of the parking lot, subject to the requirements of subparagraph (.4) above;

(.b) Within the parking lot, an additional area shall be provided for the installation and maintenance of landscaping. The total landscaping shall not be less than ten percent (10%) of the area of the parking lot, including all spaces, aisles and driveways, but excluding all walkways and screening required elsewhere herein;

(c) The planting material shall be installed at a size and number to ensure adequate screening from the time the material is installed;

(d) The type of plant material shall be selected from a list of types, sizes, species and numbers of plants that are appropriate to the environment in which they are to be installed and appropriate for the location of the parking facility. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(e) The required landscaping may be located anywhere within or along the parking lot; provided, it shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio; and

(f) Where any individual district contains landscaping requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

(.6) *Lighting.* All parking lots shall include lighting in accordance with the following requirements:

(a) The lighting shall illuminate the entire parking lot and walkways with an overall minimum average level of illumination of not less than two (2) horizontal foot candles;

(b) The illumination shall be maintained throughout non-business hours with an overall minimum average level of illumination of not less than three-tenths (0.3) horizontal foot candles;

(c) The illumination shall be focused upon the lot so as to prevent glare upon the surrounding areas; and

(d) Where any individual district contain lighting requirements which exceed the requirements contained herein, the requirements of the individual district shall take precedent.

§ 14-1404. Parking in Industrial Districts.

(1) *Provisions for Parking.* The following provisions shall apply in all Industrial Districts: [375](#)

(a) With every new building erected in "L-1", "L-2", "L-3", "L-5", "G-1", "G-2" and "LR" and with every existing building extended in "L-1", "L-2", "L-3", "L-5", "G-1" Industrial Districts after the effective date of this ordinance, there shall be provided on the same lot an area or garage containing parking spaces with adequate access to a street or driveway connecting to a street for the use of the occupants of said building;

(b) Every new building erected and every existing building which is altered or converted to contain a dance hall, night club or restaurant in the area of the City specified in Section [14-312](#)(1) in "L-4" and "G-2" shall comply with the following parking requirements.

(2) *Number of Spaces Required.* The number of spaces required for each building is set forth in the regulations of the various districts.

(3) *Type of Parking Required.* Such parking spaces may be in:

(a) A garage structure, which shall be considered as part of the occupied area of the lot; and/or

(b) An open-air area which shall not be considered as part of the occupied area of the lot.

(4) *Area per Parking Space.*

(a) The minimum dimensions of each individual parking space in any Industrial District shall be not less than nine feet by eighteen feet. [376](#)

(b) An additional area equal to 25% of the area of all the required individual parking spaces shall be

provided for aisles and driveways as access to the parking spaces.

(5) *Location of Parking.* Parking provided in any industrial district, whether open-air or in a detached garage structure may be located anywhere upon the lot: provided, that in "L-1", "L-2", and "L-3" Industrial Districts where such parking is in front of the building it shall be located behind the required building set-back line.

(6) *Open-air Parking Provisions.* Where the parking spaces in any Industrial District are in an open-air area, the open-air area shall:

(a) In the case of all parking areas:

(.1) Be situated on ground which does not contain any grades in excess of 10% namely, changes of grade of one foot for each 10 feet;

(b) In cases where three or more parking spaces are required or provided:

(.1) Comply with the provisions of subparagraph (a) above;

(.2) Comply with the applicable provisions of Section [9-601](#) of The Philadelphia Code, and a Certificate of Approval issued by the Department of Streets, said Certificate to become part of the zoning application;

(.3) Be paved with a hard top surface of cement concrete, bituminous concrete, or asphalt, including all accessways and/or driveways from the street.

(7) *Lighting.* Any lighting which is provided for open-air parking areas in any Industrial District shall be focused so as to prevent glare on any Residential District.

§ 14-1405. Off-Street Loading. [377](#)

(1) *Off-street Loading in All Districts except "RC-4", "C-4" and "C-5".* In every district except the "RC-4" Residential, "C-4" Commercial and "C-5" Commercial Districts, every building erected after the effective date of this ordinance, on a property abutting two or more streets, which is arranged, intended, or designed to be used for office purposes, hospital, institution, or for a hotel, which has an aggregate gross floor area of one hundred thousand or more square feet arranged, intended or designed for such use, shall have loading spaces in accordance with the following table:

Gross Floor Area (sq. ft.)	Spaces
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100,000 - 150,000	1
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150,001 - 400,000	2
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400,001 - 660,000	3
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660,001 - 970,000	4
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970,001 - 1,300,000	5
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For each additional 350,000 sq. ft. over 1,300,000, one additional space. Such loading spaces which

are located in the open-air shall not be considered as part of occupied area of the lot.

(2) *Off-street Loading in "RC" Residential Districts.* In every "RC" Residential District except the "RC-4" Residential District, every building erected after the effective date of this ordinance, on a property abutting two or more streets, which is arranged, intended, or designed to be used or occupied for any commercial use permitted in these districts and which has an aggregate gross floor area of twenty thousand or more square feet, shall have loading spaces in accordance with the following table; provided, that these provisions shall only be applicable to the gross floor area of said building which is used for commercial purposes and listed in each "RC" Residential District:

Gross Floor Area (sq. ft.)	Spaces
20,000 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5

For each additional 90,000 sq. ft. over 320,000, one additional space. Such loading spaces which are located in the open-air shall not be considered as part of the occupied area of the lot. [378](#)

(3) *Off-street Loading in Commercial Districts.* In every Commercial District except the "C-4" Commercial and "C-5" Commercial Districts, every building erected after the effective date of this ordinance, on a property abutting two or more streets, which is arranged, intended, or designed to be used or occupied for uses permitted in these districts, except residential or institutional uses, and which has an aggregate gross floor area of twenty thousand or more square feet arranged, intended or designed for such use, shall have loading spaces in accordance with the following table:

Gross Floor Area (sq. ft.)	Spaces
20,000 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5

For each additional 90,000 sq. ft. over 320,000, one additional space. Such loading spaces which are

located in the open-air shall not be considered as part of the occupied area of the lot.

(4) *Off-street Loading in Industrial Districts.* In every Industrial District, every building erected after the effective date of this ordinance, on a property abutting two or more streets, which is arranged, intended, or designed to be used or occupied for the uses permitted by right or by the Zoning Board of Adjustment Certificate in the district, and which has an aggregate gross floor area of 10,000 or more square feet arranged, intended, or designed for such use, shall have loading space in accordance with the following table:

Gross Floor Area (sq. ft.)	Spaces
10,000 - 20,000	1
20,001 - 40,000	2
40,001 - 60,000	3
60,001 - 80,000	4
80,001 - 100,000	5

For each additional 50,000 sq. ft. over 100,000, one additional space. Such loading spaces which are located in the open-air shall not be considered as part of the occupied area of the lot.

(5) Where such loading spaces do not adjoin the street, convenient access to such space shall be provided. Such access shall be at least 12 feet in width.

(6) Access driveways across footways of property abutting on public highways shall be subject to the approval of the Department of Streets. The requirements of this Section shall not apply to locations for which driveway approaches are disapproved by the Department of Streets.

(7) The size of an off-street loading space shall be as defined in the individual districts, provided, that when the individual districts do not define the size of an off-street loading space, it shall be as defined in § [14-102](#)(67) [378.1](#) of this Title.

Notes

[346](#) Amended, Bill No. 903 (approved November 25, 1994). Editor's note: The Ordinance printed in 1994 Ordinances at page 1208 is the incorrect version of the bill.

[347](#) Amended, Bill No. 903 (approved November 25, 1994). Editor's note: The Ordinance printed in 1994 Ordinances at page 1208 is the incorrect version of the bill. Amended, Bill No. 030483 (approved November 13, 2003).

[348](#) Added, Bill No. 1062 (approved July 25, 1995), 1995 Ordinances, p. 1148; amended, Bill No. 030483 (approved November 13, 2003).

[349](#) Added, Bill No. 1062 (approved July 25, 1995), 1995 Ordinances, p. 1148.

[350](#) Amended, 1968 Ordinances, p. 210; amended, 1969 Ordinances, p. 1657; amended, Bill No. 051026 (approved January 24, 2006).

- [351](#) Amended, 1969 Ordinances, p. 378.
- [352](#) Added, Bill No. 051026 (approved January 24, 2006).
- [353](#) Amended, 1976 Ordinances, p. 1098.
- [354](#) Added, 1976 Ordinances, p. 1098.
- [354.1](#) Added, Bill No. 060963 (approved April 26, 2007).
- [355](#) Added, 1991 Ordinances, p. 1185.
- [356](#) Amended, subsections added and deleted, 1991 Ordinances, p. 1234.
- [357](#) Former subsections (.3) and (.4) deleted, Bill No. 1062 (approved July 25, 1995), 1995 Ordinances, p. 1148.
- [358](#) Amended and subsections (.a) and (.b) added, Bill No. 970518 (approved June 23, 1998).
- [359](#) Amended, Bill No. 970518 (approved June 23, 1998).
- [360](#) Added, 1991 Ordinances, p. 1234.
- [361](#) Added, 1991 Ordinances, p. 1234.
- [362](#) Amended and subsection added, 1991 Ordinances, p. 1234.
- [363](#) Amended and subsections added, 1986 Ordinances, p. 982.
- [364](#) Added, 1991 Ordinances, p. 1234.
- [365](#) Amended, Bill No. 060637 (approved January 23, 2007).
- [366](#) Amended and subsection added, 1991 Ordinances, p. 1234.
- [367](#) Amended, 1994 Ordinances, p. 1028.
- [368](#) Added, 1991 Ordinances, p. 1185.
- [369](#) Amended, subsections added and deleted, 1991 Ordinances, p. 1234.
- [370](#) Former subsection (.2) and (.3) deleted, Bill No. 1062 (approved July 25, 1995), 1995 Ordinances, p. 1148.
- [371](#) Amended and subsections added, 1991 Ordinances, p. 1234.
- [372](#) Added, 1991 Ordinances, p. 1234.
- [373](#) Added, 1991 Ordinances, p. 1234.
- [374](#) Amended, Bill No. 060637 (approved January 23, 2007).
- [375](#) Amended, 1980 Ordinances, p. 636; amended, 1994 Ordinances, p. 1028.
- [376](#) Amended, 1981 Ordinances, p. 371.
- [377](#) Amended, 1991 Ordinances, p. 1185.
- [378](#) Amended, 1969 Ordinances, p. 378.
- [378.1](#) Enrolled bill read "§ 14-102(48)" in error; renumbered by Code editor in accordance with subsequent amendments.